

3431 30A Avenue SE
Calgary, Alberta

MLS # A2259290



\$439,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage		

Inclusions: Upright Freezer In Basement, Shed

A perfect opportunity for private owners, a developer, or investor! This family ready bungalow is flooded with light and offers incredible flexibility in a prime, established neighbourhood. Just minutes from downtown, shopping, schools, transit, and recreation—including swimming pools and tennis courts—the location truly can't be beat. The main floor features three bright bedrooms, a full 4-piece bathroom, and a large kitchen with direct access to a cozy front balcony—ideal for morning coffee or evening conversations. The basement, with its own separate entrance, includes a spacious family room, a huge bedroom with egress window, a 3-piece bathroom, plus extra space perfect for a home office or gym. Whether for extended family or additional income, the setup provides endless possibilities. Outside, you'll find an oversized single garage with a newer roof, overhead door, and opener, plus two extra parking stalls—plenty of space for guests or even an RV. Smart, affordable, and versatile—this home is a standout opportunity for homeowners and investors alike. Book your private showing today!